

MOCA MOUNTAIN VIEW BUSINESS PARK

5717 South Moca Drive | West Valley City, UT 84118



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5,000 SF OF CLASS A CREATIVE SPEC OFFICE

SINGLE TENANT CAPABILITY

POWER: 3000 AMP 480/277 V | 3-PHASE | 4-WIRE (EXPANDABLE TO 6000 AMP)

BRAND NEW 2026 CONSTRUCTION

Scan For 3D Walkthrough



Property Highlights

- Total Available: 150,291 SF
- Divisible: 18,480-150,291 SF
- Office:
 - Suite 204 - 5,000 SF of Spec Class A Creative Office.
 - Suite 201, 202 & 203 - BTS Class A Creative Office Space
- Eight (8) 14'x16' Grade Level Doors
- Forty-Six (46) 9'x10' Dock Doors
- Twenty-Six (26) - 45K LB Rated Air Bag Dock Levelers With 20" Steele Faced Bumper
- Dock Curtains Have MAX 100 Vinyl
- TS150 Dock Doors With R-14 Insulation Value, 3" Tracks With Heavy Duty Rollers, Track Guards On Every Overhead Door
- Clear Height: 32'
- 7" Concrete Slab Thickness
- Power: 3000 Amp 480/277 V | 3-Phase | 4-Wire (Expandable To 6000 Amp)
- Sixteen (16) Gas Forced Heaters
- Column Spacing: 56'x52'6"
- Speed Bay: 60'
- Building Depth: 165'
- Truck Court: 125'
- Truck Apron: 60'
- ESFR Sprinkled
- Roof: 60 Mil TPO Roof With R-30 Insulation & Solar Provision Installed In The Gear
- Galvanized Ceilings And Painted Walls For Ambient Lighting
- 279 Parking Stalls
- Construction Type: Precast Concrete Tilt 2" Insulated Panels
- Belt FM Global Compliant
- Project Acreage: 26.81 Acres
- Zoning: M - Manufacturing
- High-Image Corporate Business Park Environment
- Completed 2026
- Access: Easy Access To Mountain View Corridor (5400 South)

Contact

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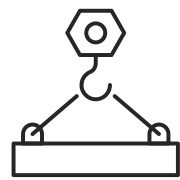
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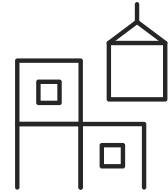
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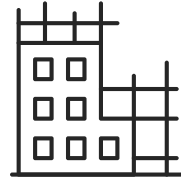


Concrete Slab

7" Thick

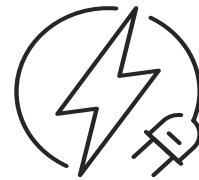


Roof



Construction Type

Precast Concrete
Tilt 2" Insulated
Panels



Power

3000 Amp Expandable
to 6000 Amp 480/277 V
| 3-Phase | 4-Wire



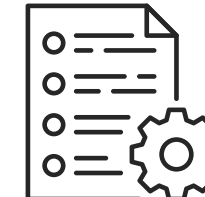
Sprinkled

ESFR



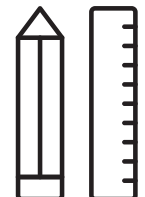
Belt FM

Global compliant



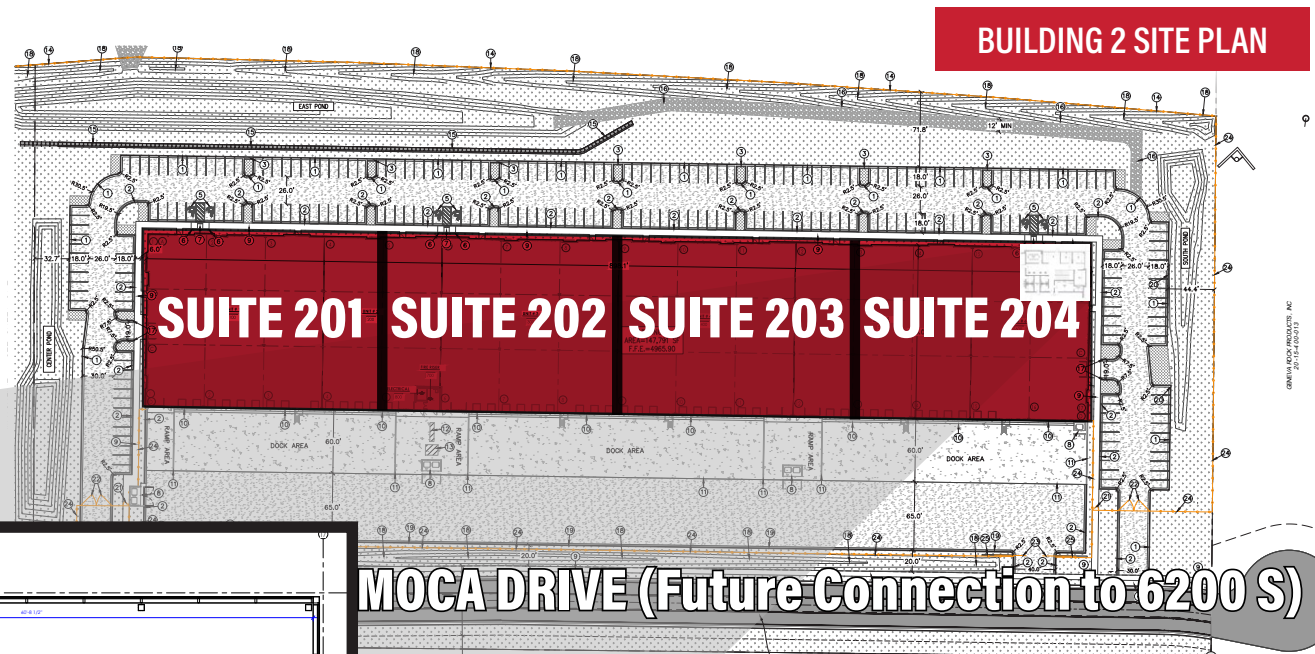
Zoning

M-Manufacturing



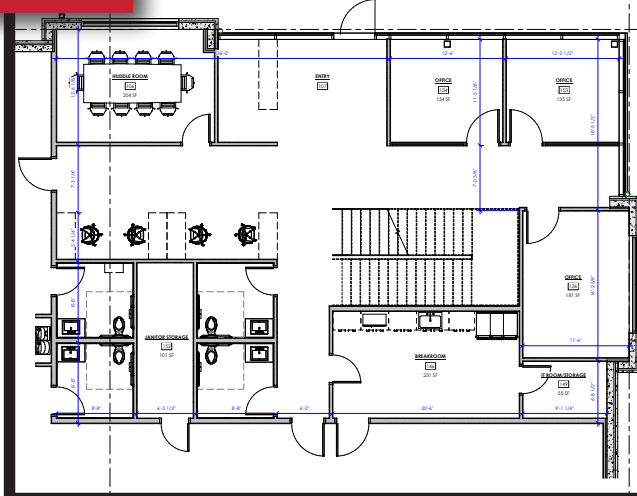
Clear Height

32'

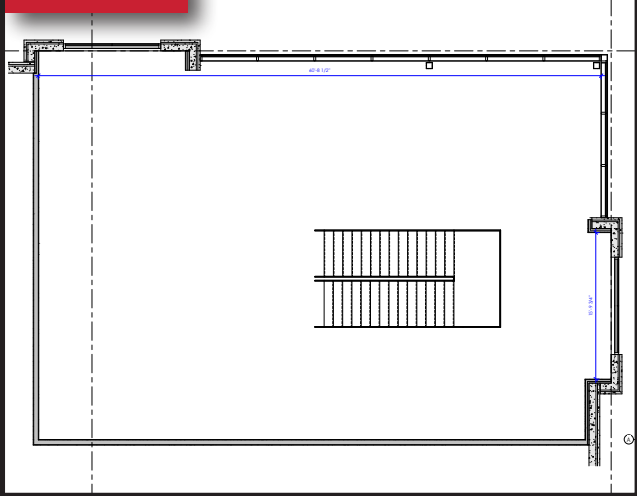


Suite #	Office SF	SF
201	BTS	36,947
202	BTS	36,947
203	BTS	36,947
204	5,000	39,447

Floor 1



Floor 2



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